

ORDINANCE NO. 040617-Z-6

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 11001-11119 SOUTH FIRST STREET AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No.C14-04-0018, on file at the Neighborhood Planning and Zoning Department, as follows:

A 27.964 acre tract of land, more or less, out of the S.F. Slaughter League No. 1, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 11001-11119 South First Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses are prohibited uses of the Property:

Automotive rentals	Automotive sales
Drop-off recycling collection facility	Pawn shop services
Indoor entertainment	Theater
Hotel-motel	Bail bond services
Exterminating services	Outdoor entertainment
Residential treatment	

2. Vehicular access from the Property to Old San Antonio Road is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

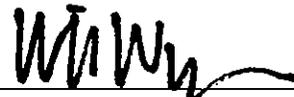
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on June 28, 2004.

PASSED AND APPROVED

June 17, 2004

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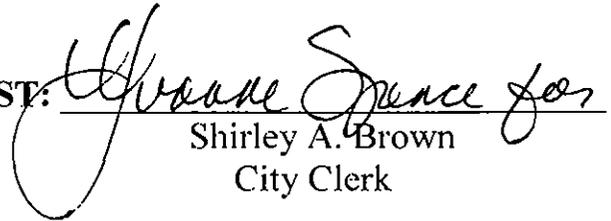
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

EXHIBIT 4
DESCRIPTION

C14-04-0018
GR-CO DISTRICT ZONING
with conditions

OF A 27.964 ACRE TRACT OF LAND OUT OF THE S.F. SLAUGHTER LEAGUE NO. 1, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 229.899 ACRE TRACT OF LAND CALLED "TRACT ONE" CONVEYED TO THE RIDDELL FAMILY LIMITED PARTNERSHIP BY DEED OF RECORD IN VOLUME 12246, PAGE 585 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 27.964 ACRE TRACT OF LAND BEING DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a concrete monument found in the northerly line of F.M. 1626 (R.O.W. varies - Hwy. Sta. 107+01.3), being the southeasterly corner of the remaining portion of said "Tract One", for the southeasterly corner hereof;

THENCE, N75°06'11"W, along the northerly line of F.M. 1626, being the southerly line of the remaining portion of said "Tract One" and the southerly line hereof, a distance of 861.72 feet to a 1/2 inch iron rod with cap set at the intersection of the northerly line of F.M. 1626 with the easterly line of South First Street (120' R.O.W.), for the southwesterly corner hereof;

THENCE, leaving the northerly line of F.M. 1626, along a portion of the easterly line of South First Street, along a curve to the right having a radius of 30.00 feet, a central angle of 50°43'12", an arc length of 26.56 feet and a chord which bears N50°45'33"W, a distance of 25.70 feet to a 1/2 inch iron rod with cap found at the southeasterly corner of that certain 0.380 acre tract of land conveyed to the City of Austin by deed of record in Document No. 2000101517 of the Official Public Records of Travis County, Texas, for an angle point hereof;

THENCE, along the easterly line of said 0.380 acre tract, being the westerly line hereof, the following ten (10) courses and distances:

- 1) N17°34'51"E, a distance of 149.60 feet to a 1/2 inch iron rod with cap found for an angle point;
- 2) N18°18'33"E, a distance of 100.18 feet to a 1/2 inch iron rod with cap found for an angle point;
- 3) N20°43'32"E, a distance of 98.79 feet to a 1/2 inch iron rod with cap found for an angle point;
- 4) N14°53'19"E, a distance of 101.78 feet to a 1/2 inch iron rod with cap found for an angle point;
- 5) N11°30'51"E, a distance of 91.70 feet to a 1/2 inch iron rod with cap set for an angle point;
- 6) N18°59'26"E, a distance of 98.16 feet to a 1/2 inch iron rod with cap found for an angle point;
- 7) N22°15'57"E, a distance of 99.98 feet to a 1/2 inch iron rod with cap set for an angle point;

- 8) N18°50'00"E, a distance of 100.16 feet to a 1/2 inch iron rod with cap found for an angle point;
- 9) N20°09'06"E, a distance of 100.03 feet to a 1/2 inch iron rod with cap found for an angle point;
- 10) N20°28'36"E, a distance of 156.34 feet to a 1/2 inch iron rod with cap found in the easterly line of South First Street, being the most northerly corner of said 0.380 acre tract for the point of curvature of a curve to the left;

THENCE, along the easterly line of South First Street, being a portion of the westerly line hereof, along said curve to the left having a radius of 1060.00 feet, a central angle of 09°44'30", an arc length of 180.23 feet and a chord which bears N17°23'05"E, a distance of 180.01 feet to a 1/2 inch iron rod with cap set at the southwesterly corner of the remaining portion of that certain 51.126 acre tract of land conveyed to the Austin Independent School District by deed of record in Document No. 2000022808 of said Official Public Records, for the northwesterly corner hereof;

THENCE, S60°13'41"E, leaving the easterly line of South First Street, along the southerly line of the remaining portion of said 51.126 acre tract, being the northerly line hereof, a distance of 1157.19 feet to a 1/2 inch iron rod found in the westerly line of Old San Antonio Road (R.O.W. varies), being the southeasterly corner of the remaining portion of said 51.126 acre tract, for the northeasterly corner hereof;

THENCE, S26°30'11"W, along the westerly line of Old San Antonio Road, being the easterly line of the remaining portion of said "Tract One" and the easterly line hereof, a distance of 912.56 feet to a concrete monument found at the intersection of the westerly line of Old San Antonio Road with the northerly line of F.M. 1626;

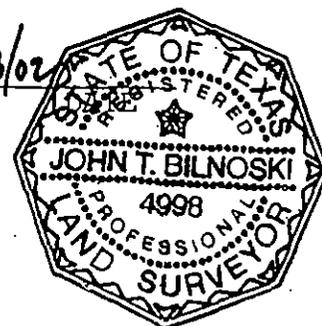
THENCE, S68°34'49"W, along the westerly right-of-way cut-back line of F.M. 1626, being the easterly line of the remaining portion of said "Tract One" and a portion of the easterly line hereof, a distance of 156.54 feet to the **POINT OF BEGINNING**, containing an area of 27.964 acres (1,218,118 sq. ft.) of land, more or less, within these metes and bounds.

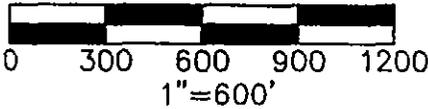
BEARING BASIS IS TEXAS CENTRAL ZONE NAD83. CONTROL MONUMENTS USED FOR THIS SURVEY ARE CITY OF AUSTIN AND LOWER COLORADO RIVER AUTHORITY MONUMENTATION.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVES ROAD, SUITE 200
AUSTIN, TEXAS 78746


11/8/02
JOHN T. BILNOSKI
NO. 4998
STATE OF TEXAS





OLD SAN ANTONIO ROAD
(R.O.W. VARIES)

EDWIN TABB HARREL
VOL. 13125, PG. 503

EDWIN TABB HARREL
VOL. 13125, PG. 503

APPROXIMATE
CENTERLINE
MEANDERS OF
SLAUGHTER CREEK

EDWIN TABB HARREL
VOL. 13125, PG. 503

APPROXIMATE
CENTERLINE
MEANDERS OF
SLAUGHTER CREEK

159,808 ACRES
PULTE HOMES OF
TEXAS L.P.
DOC. NO. 1999112072

STABLEWOOD AT
SLAUGHTER CREEK
SECTION FOUR
DOC. NO. 199900385

TRACT TWO
REM. OF 92.578 AC.
THE RIDDELL FAMILY
LIMITED PARTNERSHIP
VOL. 12246, PG. 585

WAYNE
RIDDELL
LOOP
(64' R.O.W.)

SOUTH FIRST STREET
(120' R.O.W.)

EDWIN TABB HARREL
VOL. 13125, PG. 503

0.97 AC
MARGARET
EUBERS

13.00 ACRES
WALTER MILLER
VOL. 1442, PG. 2

REM. OF 30,365 ACRES
STABLEWOOD
DOC. NO. 200003822A

2.764 ACRES
JACKLINE THORTON
VOL. 12320, PG. 712

5.938 ACRES
AUSTIN INDEPENDENT
SCHOOL DISTRICT
VOL. 13330, PG. 319

SANVALETT
GRANT

APPROXIMATE
SURVEY LINE

TRACT 1
77.824 ACRES

STABLEWOOD AT
SLAUGHTER CREEK
SECTION THREE
DOC. NO. 199900385

1.52 ACRES
THE RIDDELL
LIVING TRUST
VOL. 124145,
PG. 60

TRACT ONE
REM. OF 229.899 AC.
THE RIDDELL FAMILY
LIMITED PARTNERSHIP
VOL. 12246, PG. 585

LEAGUE NO. 1
SLAUGHTER

REM. OF 51.126 ACRES
AUSTIN INDEPENDENT
SCHOOL DISTRICT
DOC. NO. 2000022808

0.519 ACRES
CITY OF AUSTIN, TEXAS
DOC. NO. 1999117966

12.263 ACRES
AUSTIN INDEPENDENT
SCHOOL DISTRICT
PROBATE COURT
CAUSE NO. 2283

0.335 ACRE
LOUELLA M. ROLLINS
DOC. NO. 2000097088

LOT A RICHARD
MARSHALL ADDITION
VOL. 78, PG. 131

MORRIS DALE
SUBDIVISION
BK. 14, PG. 17

0.81 AC
BARNARD
DOC. NO.
2001121431

TRACT THREE
REM. OF 125.714 AC.
THE RIDDELL FAMILY
LIMITED PARTNERSHIP
VOL. 12246, PG. 585

18.03 ACRES
PATTON G. LOCHRIDGE
VOL. 8556, PG. 209

TRACT THREE
VOL. 12246, PG. 585

159,808 ACRES
PULTE HOMES OF
TEXAS L.P.
DOC. NO. 1999112072

0.254 ACRES
CITY OF AUSTIN, TEXAS
DOC. NO. 2000101517

27.964 ACRES

0.380 ACRES
CITY OF AUSTIN, TEXAS
DOC. NO. 2000101517

TRACT ONE
REM. OF 229.899 AC.
THE RIDDELL FAMILY
LIMITED PARTNERSHIP
VOL. 12246, PG. 585

P.O.B.

FM 1626

(R.O.W. VARIES)

WAYNE
RIDDELL
LOOP
(64' R.O.W.)

1626 PARK ADDITION
VOL. 99, PG. 290

3.41 ACRES
JOHN G. ADAMS
VOL. 10023,
PG. 847

INTERSTATE HIGHWAY 35 (R.O.W. VARIES)



Bury+Partners

Consulting Engineers and Surveyors
Austin, Texas Tel 512/328-0011 Fax 512/328-0325
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SKETCH TO ACCOMPANY DESCRIPTION

OF 27.964 ACRES OF LAND OUT OF THE S.F. SLAUGHTER LEAGUE NO. 1, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CALLED "TRACT ONE" OF RECORD IN VOLUME 12246, PAGE 585 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

**RIDDELL
FAMILY
PARTNERSHIP**

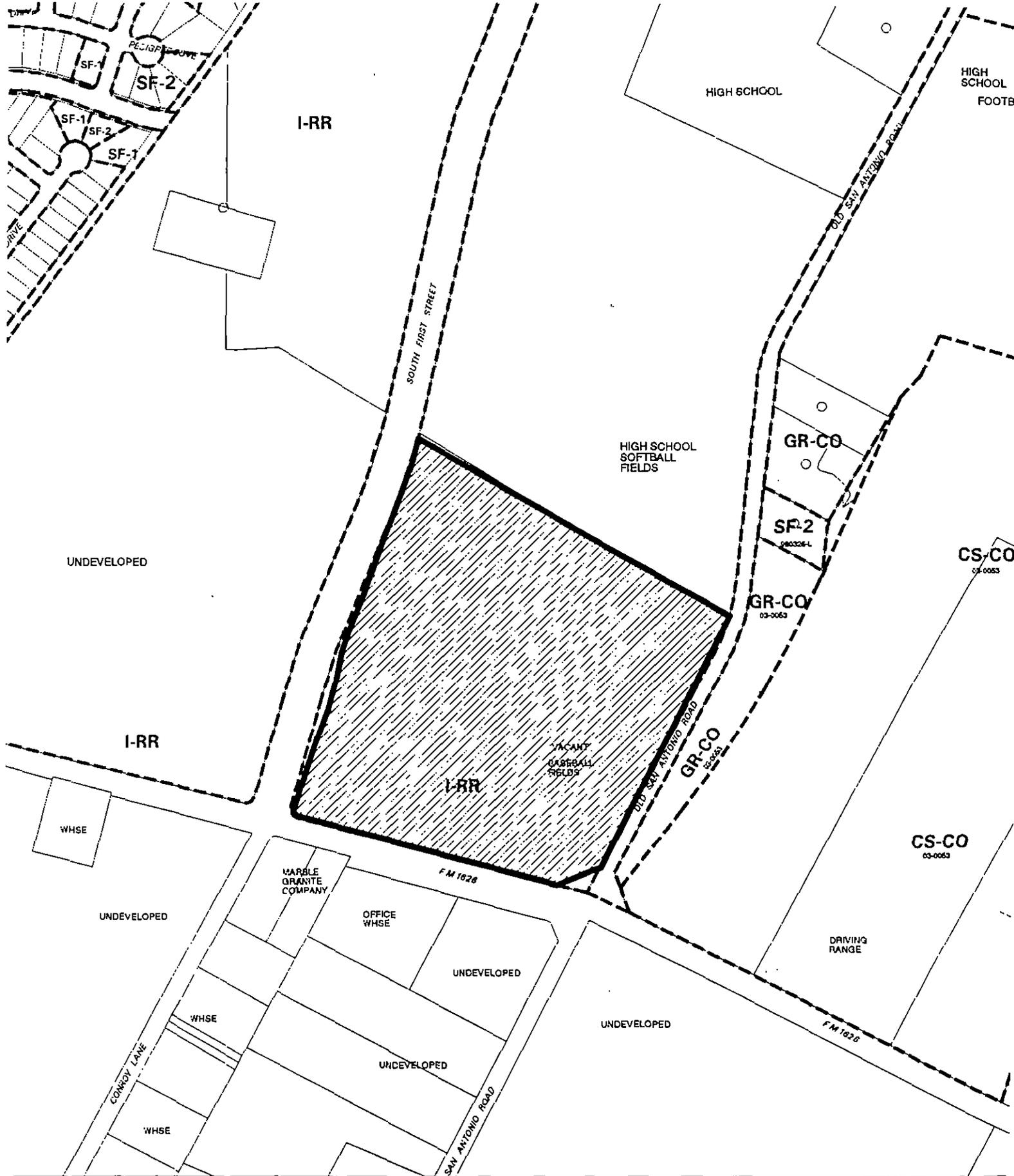
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FN No.: FN02-320(MJJ)

DRAWN BY: MJJ

PROJ. No: 652-39.08



SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: W. WALSH

CASE #: C14-04-0018
 ADDRESS: 11001-11119 S FIRST ST
 SUBJECT AREA (acres): 27.964

ZONING EXHIBIT B

DATE: 04-03
 INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 F11-12